

**REGULAR MEETING  
OF  
THE BOARD OF COMMISSIONERS**

**William Jones Apartments,  
1447 South Ashland., Chicago, Illinois**

**Tuesday, October 21, 2008  
8:30 a.m.**

**AGENDA**

- I. Closed Executive Session**
- II. Centering Thoughts - *Commissioner Harris***
- III. Reading of Commissioner Wiggins Memoriam Resolution - *Mattie Hunter, State Senator, 3<sup>rd</sup> District***
- IV. Report from Chief Executive Officer – *Lewis Jordan***
- V. Public Participation**
- VI. Committee Reports and Presentation of Resolutions**
- VII. Adjournment**

**Executive Session**

**Discussion**

1. Pending/Imminent/Probable Litigation. (*Scott Ammarell*)

**Resolutions**

1. Approval of Personnel Action Reports for the month of September 2008. (*Addie Wright*)
2. Approval of Contract Amendment with Ungaretti & Harris, not-to-exceed \$15,000.00, for legal services in the matter of Mt. McKinley Insurance Company v. CHA (04 CH12868). (*Scott Ammarell*)

**A     Tenant Services Committee  
          *Committee Report***

1. Recommendation to award contracts to provide supportive services under the FamilyWorks Program to CHA residents. Recommended Awardees: Centers for New Horizons, Heartland Human Care Services, Metropolitan Family Services, Employment & Employer Services, Inc.; Jane Addams Hull House Association and Uhlich Children's Advantage Network, in an aggregate amount not-to-exceed \$21,357,129.00. (*Linda Kaiser*)
2. Recommendation to extend Contract No. 0575 with The Community Builders, not-to-exceed \$400,000.00, for Community and Supportive Services at the Madden Park/Ida B. Wells/Clarence Darrow Homes Redevelopment. (*Lucas Fopma*)
3. Recommendation to approve the Tenant Selection Plan, Lease, Lease Rider, and Bylaws for Madden Park/Ida B. Wells Homes Replacement Housing at the Private On-Site Development known as Oakwood Shores, Phase 2B and Oakwood Shores Terrace Apartments and to amend the CHA Admissions and Continued Occupancy policy to incorporate such documents as an addendum thereto. (*Bridget Howard*)

**B     Operations & Facilities Committee  
          *Committee Report***

1. Recommendation to approve Modification No. 05 to Contract No. 0641 with Roula Associates Architects, in the amount of \$265,050.00, for additional Prime Design Consultant Services at Lawndale Gardens. (*Sanjiv Jain*)

2. Recommendation to approve second option to extend Contract No. 6061 with LCM Architects Ltd, not-to-exceed \$300,000.00, for the provision of Third-Party Certifications. (*Amanda Motyka*)
3. Recommendation to submit a Mixed Finance Proposal, Evidentiaries, and Amended Disposition Modification to HUD; commit CHA Funds of up to \$8,400,000.00 to the Madden Wells Phase 2B(One) Redevelopment Project; dispose of land at the Madden Wells Phase 2B(One) Rental Site by Ground Lease to the Ownership Entity and execute other documents necessary to implement the foregoing. (*John Gerut*)
4. Recommendation to enter into contract with Oakwood Boulevard Associates, LLC, not-to-exceed \$2,535,772.00, for environmental remediation activities at the Madden Wells Phase 2B(One) Rental Redevelopment Site. (*John Gerut*)

**C     Finance & Audit Committee**  
***Committee Report***

1. Recommendation to approve the FY2009 Moving To Work Annual Plan – Plan For Transformation Year 10. (*Melli Holley*)
2. Recommendation to approve 3<sup>rd</sup> Quarter Revised 2008 Comprehensive Budget. (*Mike Moore*)
3. Recommendation to approve the one-year option for Contract No. 7001 with KPMG, not-to-exceed \$1,000,000.00, for Internal Auditing Services. (*Tangella Maddox*)
4. Recommendation to approve the option to extend Contract No. 6006 with AON Risk Services, Inc. of Illinois, in the amount of \$275,256.00, for Brokerage and Consultant Services to the CHA and for the Private Manager Insurance Program. (*Barbara Turek*)
5. Recommendation to approve award of contracts for the following insurance providers for the CHA's Employee Health Benefit Plan: Humana HealthCare (medical), not-to-exceed \$4,800,000.00; Humana (dental), not-to-exceed \$213,000; Davis Vision, not-to-exceed \$43,000.00; Lincoln National Life, not-to-exceed \$270,000.00; Ameriflex, not-to-exceed \$12,000.00; for an aggregate amount not-to-exceed \$5,338,000.00. (*Jennifer Sokalski*)
6. Recommendation to approve contract award to Yardi Systems, not-to-exceed \$1,167,525.00, to implement YARDI System Upgrades. (*Bryan Land*)